

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director / (954)797-1101
Prepared by Deborah Ross, AICP, Planning Supervisor

SUBJECT: Resolution – Proposed Broward County Ordinance Regarding Reduction in Assessment for Living Quarters of Parents or Grandparents

AFFECTED DISTRICT: Townwide

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA: IN SUPPORT OF PROPOSED BROWARD COUNTY ORDINANCE AMENDING CHAPTER 31½, "TAXATION", BY CREATING A NEW SUBSECTION 2, REDUCTION IN ASSESSMENT FOR LIVING QUARTERS OF PARENTS OR GRANDPARENTS," TO PROVIDE FOR A REDUCTION IN THE ASSESSED VALUE OF HOMESTEAD PROPERTY, WHICH RESULTS FROM THE CONSTRUCTION OR RECONSTRUCTION OF THE PROPERTY FOR THE PURPOSES OF PROVIDING LIVING QUARTERS FOR ONE OR MORE NATURAL OR ADOPTIVE PARENTS OR GRANDPARENTS OF THE OWNER OF THE OWNER'S SPOUSE, AS AUTHORIZED BY LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

On November 5, 2002 the electors of Florida approved legislation which allowed counties to provide for a reduction in the assessed value of homestead property which results from the construction or reconstruction of the property for the purpose of providing living quarters for natural or adoptive parents or grandparents. Broward County proposes an implementing ordinance to allow qualifying persons to reduce the assessed value of homestead property which results from the construction or reconstruction of the property for the purpose of providing living quarters for natural or adoptive parents or grandparents.

While the Town supports the concept of the proposed ordinance, staff has identified two issues- fiscal impact and a potential for an increase in residential density, which may impact the Town. In regard to fiscal impacts, the Town notes a potential decrease in revenue associated with an increase in dwelling units with a corresponding increased demand for Town services.

Regarding the potential for an increase in residential density, it is noted that the intent of the proposed ordinance is admirable but enforcement of the proposed ordinance may present challenges that would render its effectiveness.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Impacts associated with the proposed ordinance are currently under evaluation.

RECOMMENDATION: Staff finds the subject Resolution suitable for transmittal to Town Council for further consideration.

Attachments: Correspondence dated January 15, 2004 from Roger J. Desjarlais, County Administrator to Tom Willi, Town Administrator, Resolution, Correspondence from Thomas J. Willi, Town Administrator to Roger J. Desjarlais, County Administrator

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA: IN SUPPORT OF PROPOSED BROWARD COUNTY ORDINANCE AMENDING CHAPTER 31½, "TAXATION", BY CREATING A NEW SUBSECTION 2, REDUCTION IN ASSESSMENT FOR LIVING QUARTERS OF PARENTS OR GRANDPARENTS," TO PROVIDE FOR A REDUCTION IN THE ASSESSED VALUE OF HOMESTEAD PROPERTY, WHICH RESULTS FROM THE CONSTRUCTION OR RECONSTRUCTION OF THE PROPERTY FOR THE PURPOSES OF PROVIDING LIVING QUARTERS FOR ONE OR MORE NATURAL OR ADOPTIVE PARENTS OR GRANDPARENTS OF THE OWNER OF THE OWNER'S SPOUSE, AS AUTHORIZED BY LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 5, 2002 the electors of Florida approved legislation which allowed counties to provide for a reduction in the assessed value of homestead property which results from the construction or reconstruction of the property for the purpose of providing living quarters for natural or adoptive parents or grandparents.

WHEREAS, Broward County proposes an implementing ordinance to allow qualifying persons to reduce the assessed value of homestead property which results from the construction or reconstruction of the property for the purpose of providing living quarters for natural or adoptive parents or grandparents.

WHEREAS, the Town of Davie is in support of the proposed Broward County ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby support the proposed Broward County ordinance to allow qualifying persons to reduce the assessed value of homestead property which results from the construction or reconstruction of the property for the purpose of providing living quarters for natural or adoptive parents or grandparents.

SECTION 2. The Town Clerk's office shall send a copy of the executed Resolution to Broward County.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004.

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